

Staff Report: TRC 12/3/13
Elite Auto Lights, Inc

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: December 3, 2013

SUBJECT: Major Site Plan Review Elite Auto Lights, Inc.

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

**SUMMARY OF REQUEST: Major Site Plan review of 12,000 sq. ft. commercial
manufacturing building for Elite Auto Lights, Inc.**

**Suggested Motion: I move that the TRC approve the major site plan for Elite Auto Lights,
Inc.**



Henderson County, North Carolina Code Enforcement Services

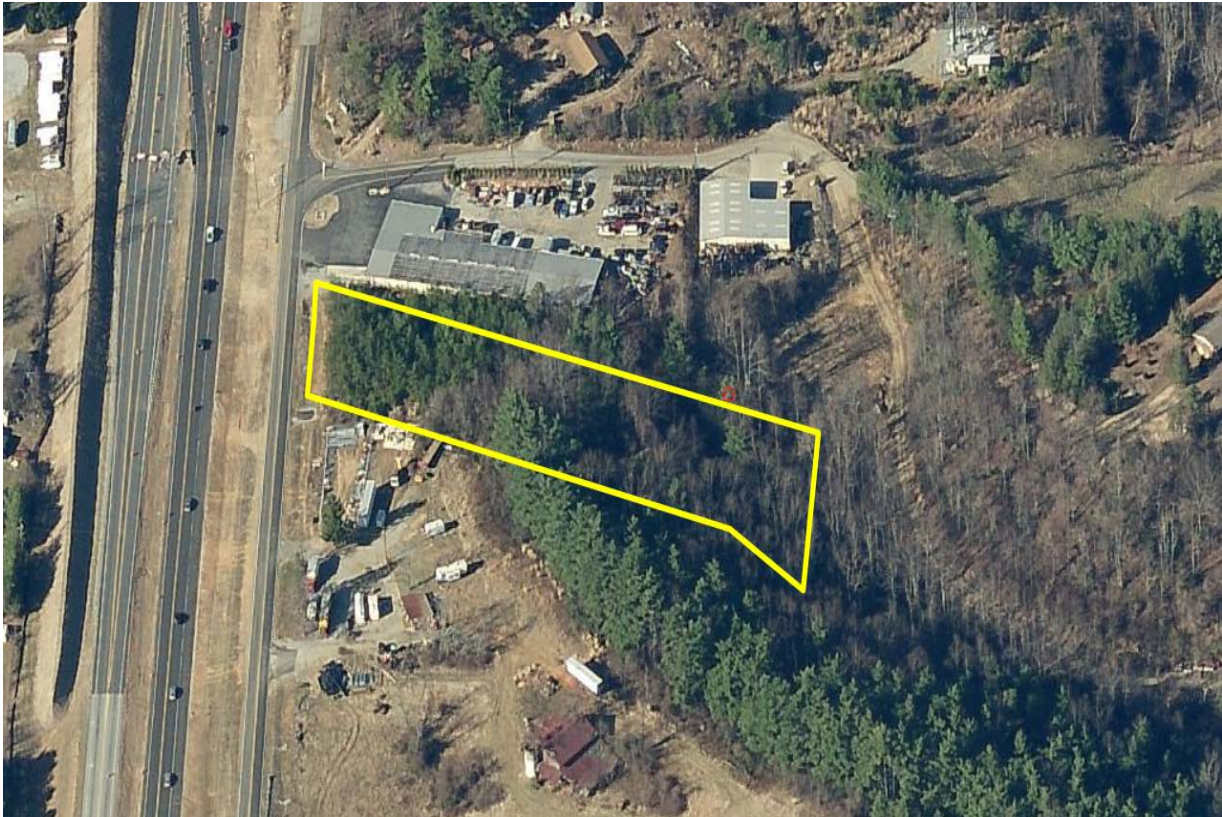
1. Committee Request

- 1.1. **Applicant:** Elite Auto Lights, Inc.
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9587-52-3426
- 1.4. **Size:** 1.70 acres +/-
- 1.5. **Location:** The subject area is located off continental Divide Drive near US 25 Hwy Connector
- 1.6. **Supplemental Requirements:**

SR 10.8. Manufacturing and Production Operations

- (1) Site Plan. Major Site Plan required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. Lighting mitigation required.
- (3) Dust Reduction. Unpaved roads, travel ways and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

Map A: Aerial Photo/Pictometry



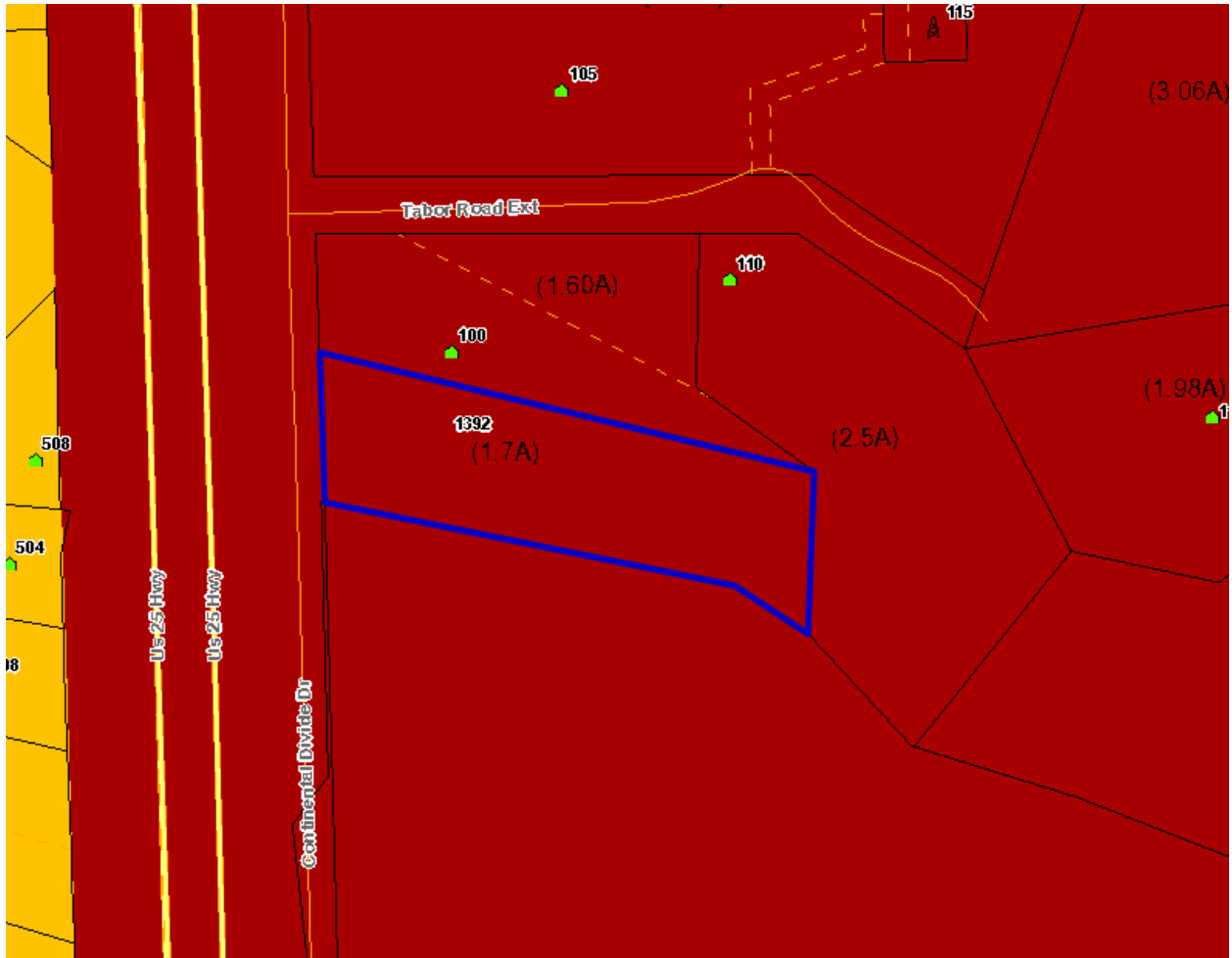
2. Current Conditions

2.1 Current Use: This parcel is currently vacant.

2.2 Adjacent Area Uses: The surrounding properties consist of mixed residential and commercial uses.

2.3 Zoning: The current and surrounding property to the north, south, east, and west is Regional Commercial

Map B: Current Zoning



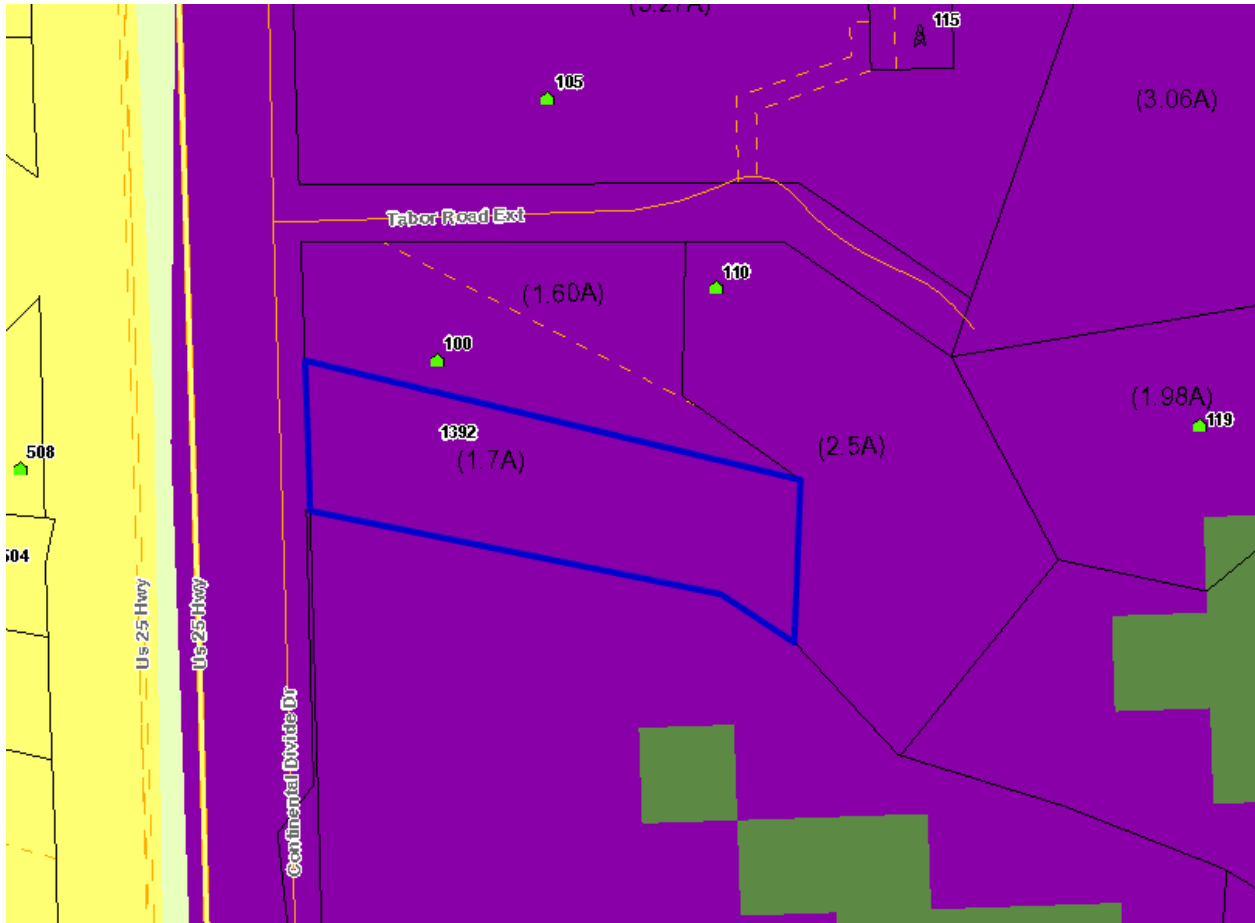
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. Water and Sewer: Public water and private septic system will serve this property.

Public Water: City of Hendersonville

Public Sewer: Public sewer is not available for this property.

Map C: CCP Future Land Use Map



5. Comprehensive Plan

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Industrial Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Industrial: Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.

Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses. Industrial areas depicted on Map # 24, Future Land Use Map are derived from existing industrial zoning districts, as well as from those area depicted upon Map # 8, "Committee of 100" Recommended Industrial

Development Zones. It is intended that the Countywide Industrial / Commercial Zoning Study and Community Plans will further refine the location, extent, and intensity of future industrial areas.

6. Staff Recommendations

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs

Looking North





Looking Northeast from Continental Divide



PLAT OF SURVEY
FOR
DUSTIN S. GOSNELL

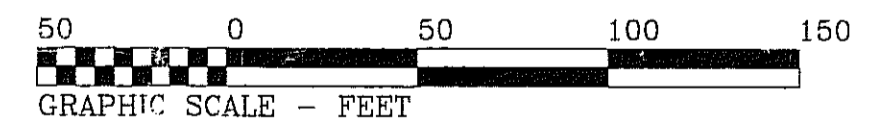
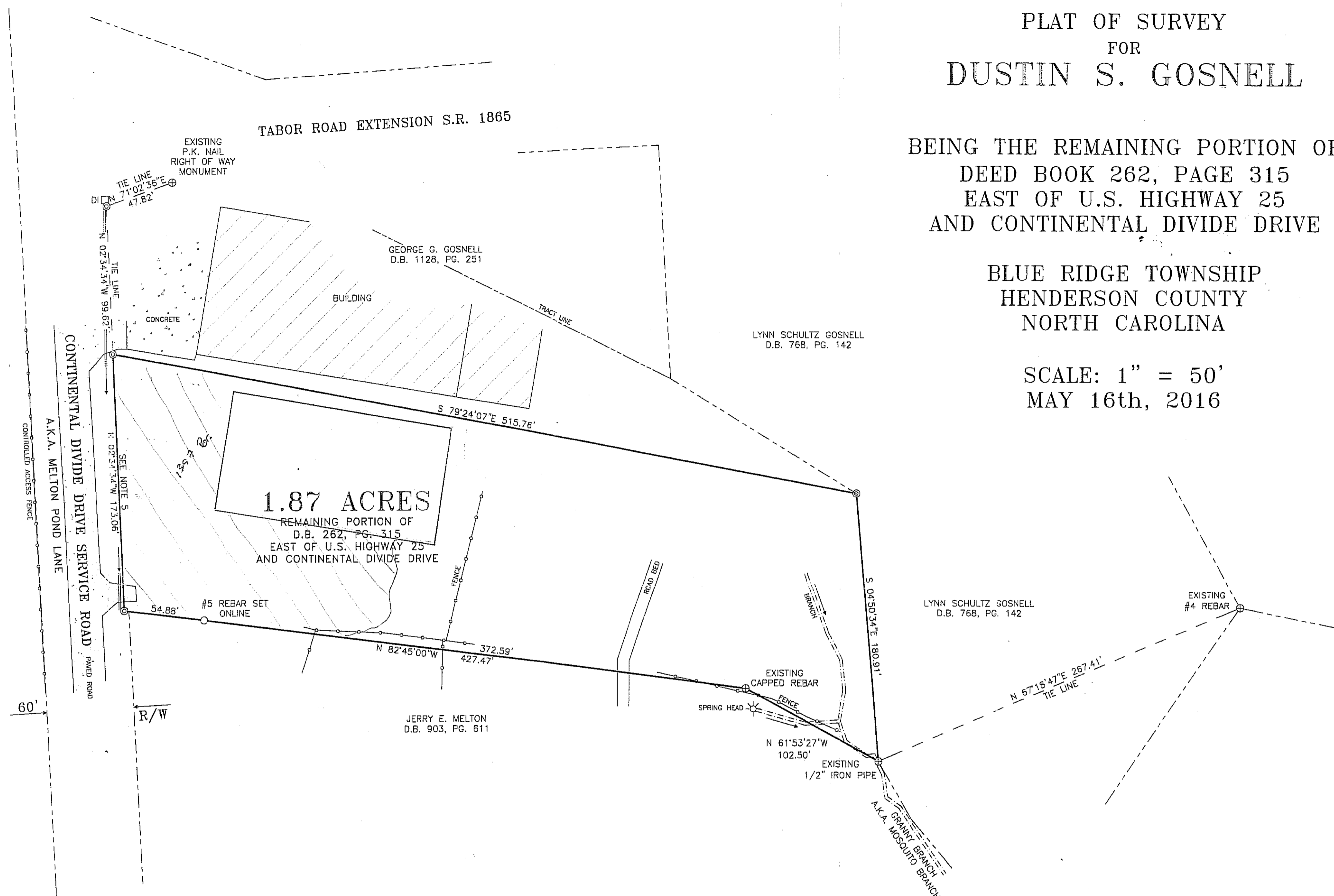
BEING THE REMAINING PORTION OF
DEED BOOK 262, PAGE 315
EAST OF U.S. HIGHWAY 25
AND CONTINENTAL DIVIDE DRIVE

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
MAY 16th, 2016

DEED NORTH
D.B. 262, PG. 315

U.S. HIGHWAY 25



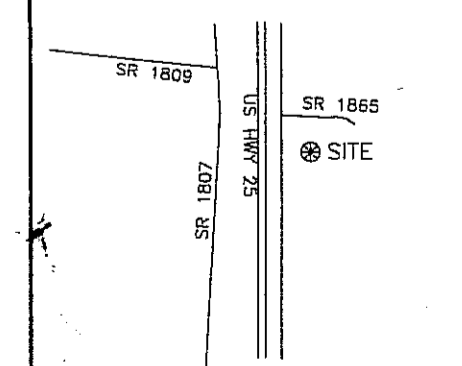
NOTES:

- AREAS BY COORDINATE COMPUTATION.
- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
- SEE DEED BOOK 413, PAGE 393 FOR RIGHT OF WAY AGREEMENT FOR U.S. HIGHWAY 25 (STATE HIGHWAY PROJECT NUMBER 8.18362, PARCEL #60).
- THIS PROPERTY IS WITHIN AN AREA ZONED RC BY HENDERSON COUNTY.
SETBACKS:
FRONT- 15' (FROM LOCAL ROAD RIGHT OF WAY)
FRONT- 30' (FROM COLLECTOR ROAD RIGHT OF WAY)
FRONT- 40' (FROM THOROUGHFARE ROAD RIGHT OF WAY)
FRONT- 50' (FROM BOULEVARD ROAD RIGHT OF WAY)
FRONT- 50' (FROM EXPRESSWAY ROAD RIGHT OF WAY)
FRONT- 60' (FROM FREEWAY ROAD RIGHT OF WAY)
SIDE- 10'
REAR- 10'
MAXIMUM HEIGHT- 50'
- RIGHT OF WAY IS CONTROLLED ACCESS PER DEED BOOK 413, PAGE 393 (STATE HIGHWAY PROJECT NUMBER 8.18362, PARCEL #60) AND STATE PROJECT REFERENCE NUMBER R-505, PARCEL NUMBER 25. LINE PER STATE HIGHWAY PROJECT R-505. RIGHT OF WAY WIDTH VARIES ALONG THIS LINE.
- NOT FOR RECORDATION.

LEGEND

- ⊕ MONUMENT FOUND AS NOTED
- MONUMENT SET AS NOTED
- ⊙ POINT NOT STAKED
- P-PED - PHONE PEDESTAL
- UP - UTILITY POLE
- PHP - PHONE POLE
- TRANS - TRANSFORMER
- TV-PED - CABLE TV PEDESTAL
- WM - WATER METER
- WV - WATER VALVE

LOCATION MAP (NTS)

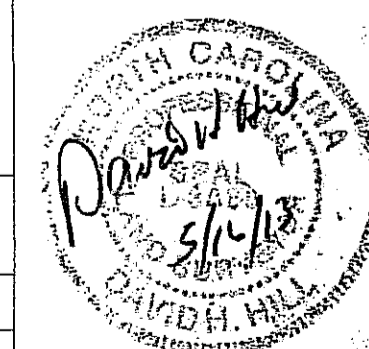


DEED REFERENCES:
-D.B. 262, PG. 315
-D.B. 413, PG. 393
-STATE HIGHWAY PROJECT 8.18362
-STATE PROJECT REFERENCE NUMBER R-505

TAX REFERENCES:
9587-52-2442

PARTY CHIEF: JRO

REVISIONS:



SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.

LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28726
(828) 693-1409

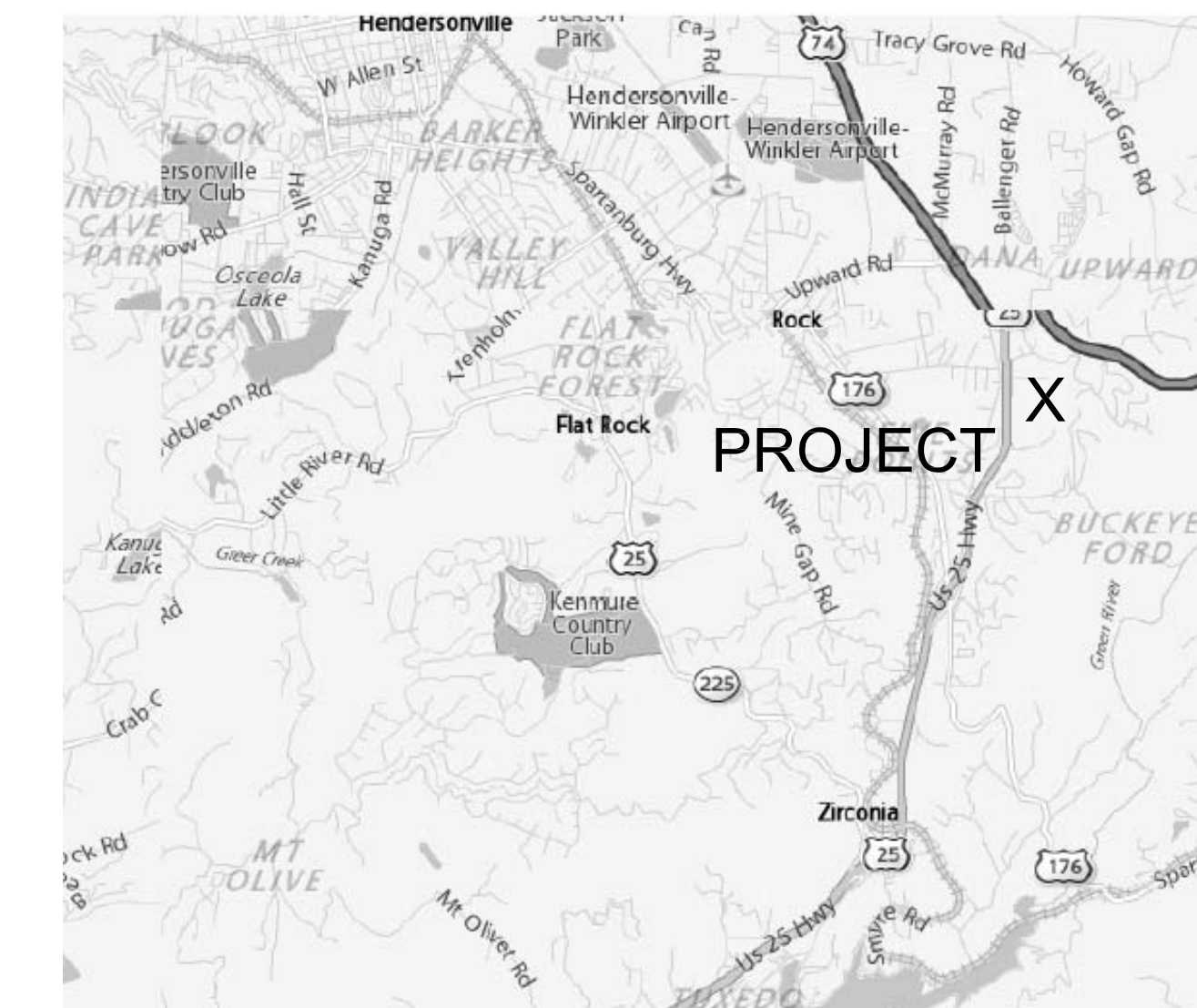
CHECKED BY: DHH

DRAWING: 2013019

DATE: MAY 16th, 2013

DRAWN BY: DHH

FILE: 2013019



VICINITY MAP

EROSION CONTROL NOTES

TOTAL SITE = 1.7 AC.
 EXISTING IMPERVIOUS AREA - 0 (0%)
 NEW BUILDING - 12000 SF (16.2%)
 NEW STREETS AND PARKING 7800 SF (10.5%)
 PERMEABLE PAVEMENT AREA = 3600 SF (4.9%)
 IMPERMEABLE PAVEMENT AREA = 4200 SF (5.6%)
 DISTURBED AREA 28500 SF +- (38.48%)
 PROPOSED IMPERVIOUS AREA = 20500 SF +- (21.8%)

#	REVISIONS	BY

PHONE 828-692-7238
 FAX 828-696-9978

COOPER
 CONSTRUCTION COMPANY, INC.
 761 S ALLEN ROAD
 FLAT ROCK NC 28731
 P.O. BOX 806 HENDERSONVILLE NC 28793



NEW BUILDING
ELITE AUTO LITES
100 TABOR RD EXT
EAST FLAT ROCK, NC 28731

DRAWN: TRW APPROVED BY OWNER

DATE:

SCALE: AS NOTED

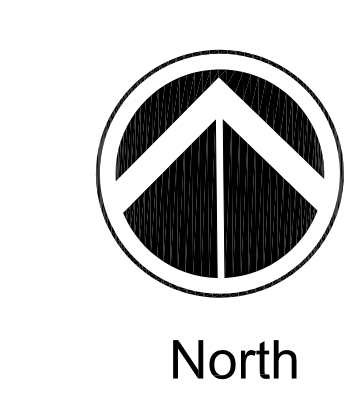
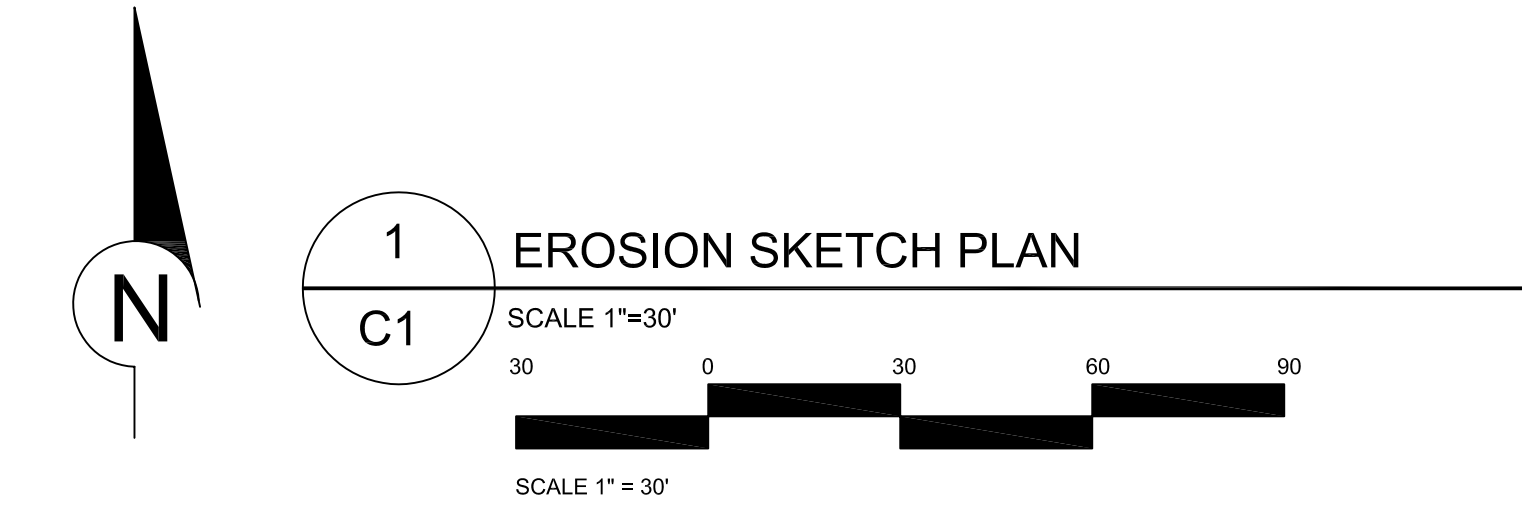
JOB NO:

PLOT DATE: OCTOBER 22, 2013

SHEET: PLAN

C1

OF SHEETS



THOMAS R WILSON, PE
 7 WOODCREST RD.
 ASHEVILLE, NC 28804
 828-252-5100

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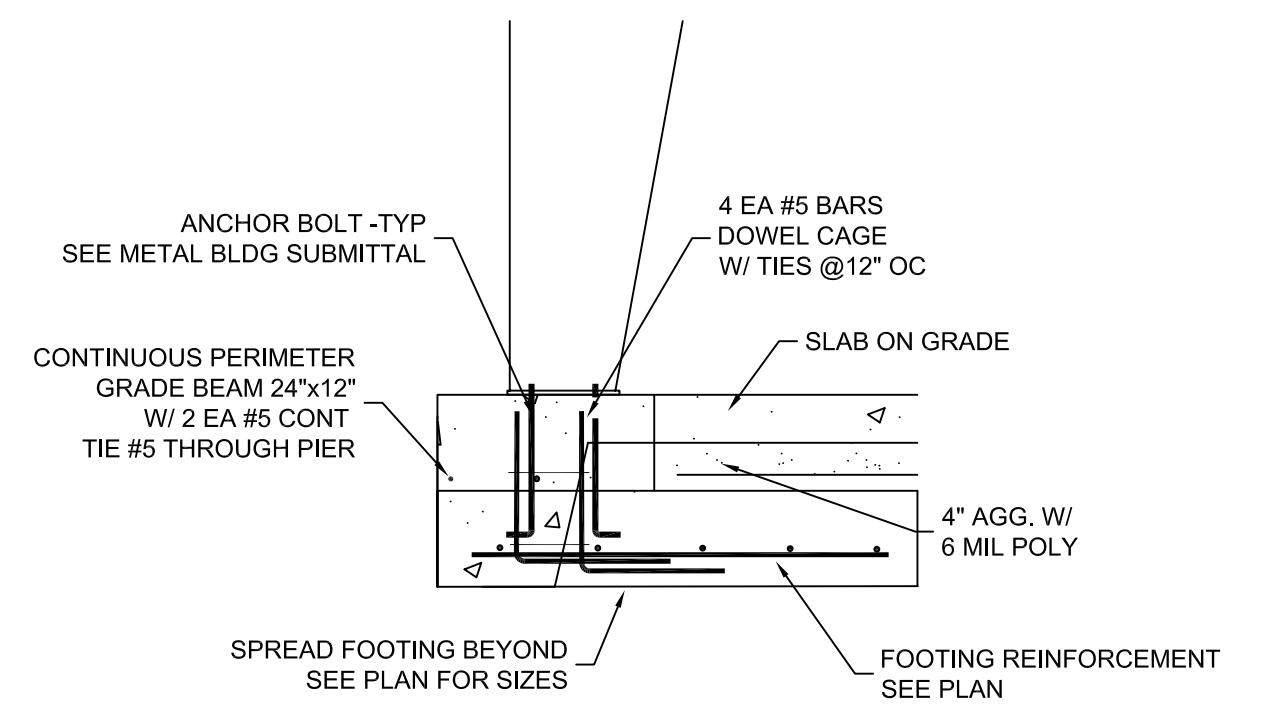
NEW BUILDING
 ELITE AUTO LITES
 100 TABOR RD EXT
 EAST FLAT ROCK, NC 28731

DRAWN: TRW
 APPROVED BY OWNER
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 SCALE: AS NOTED
 JOB NO:
 PLOT DATE: NOV 19-2-13
 SHEET:

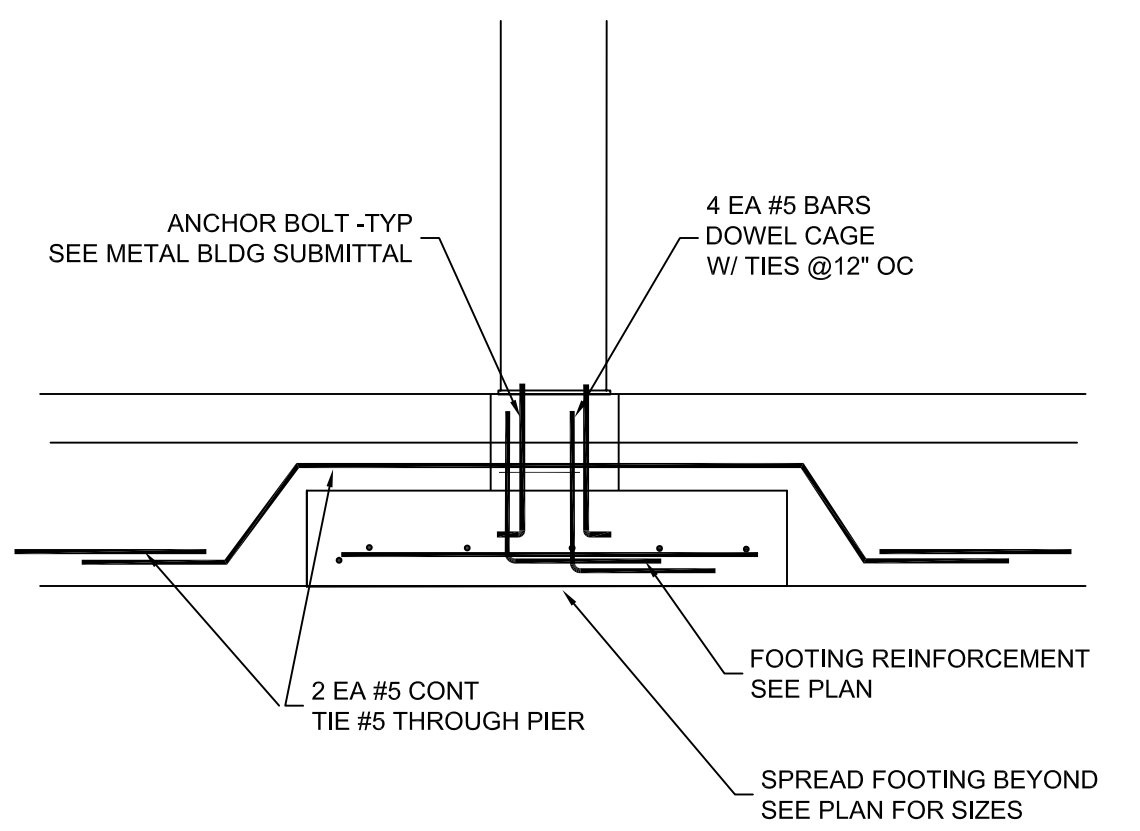
DETAILS
S3
 OF SHEETS

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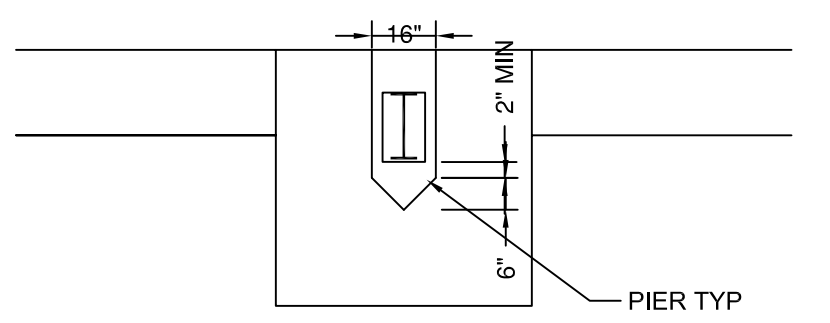
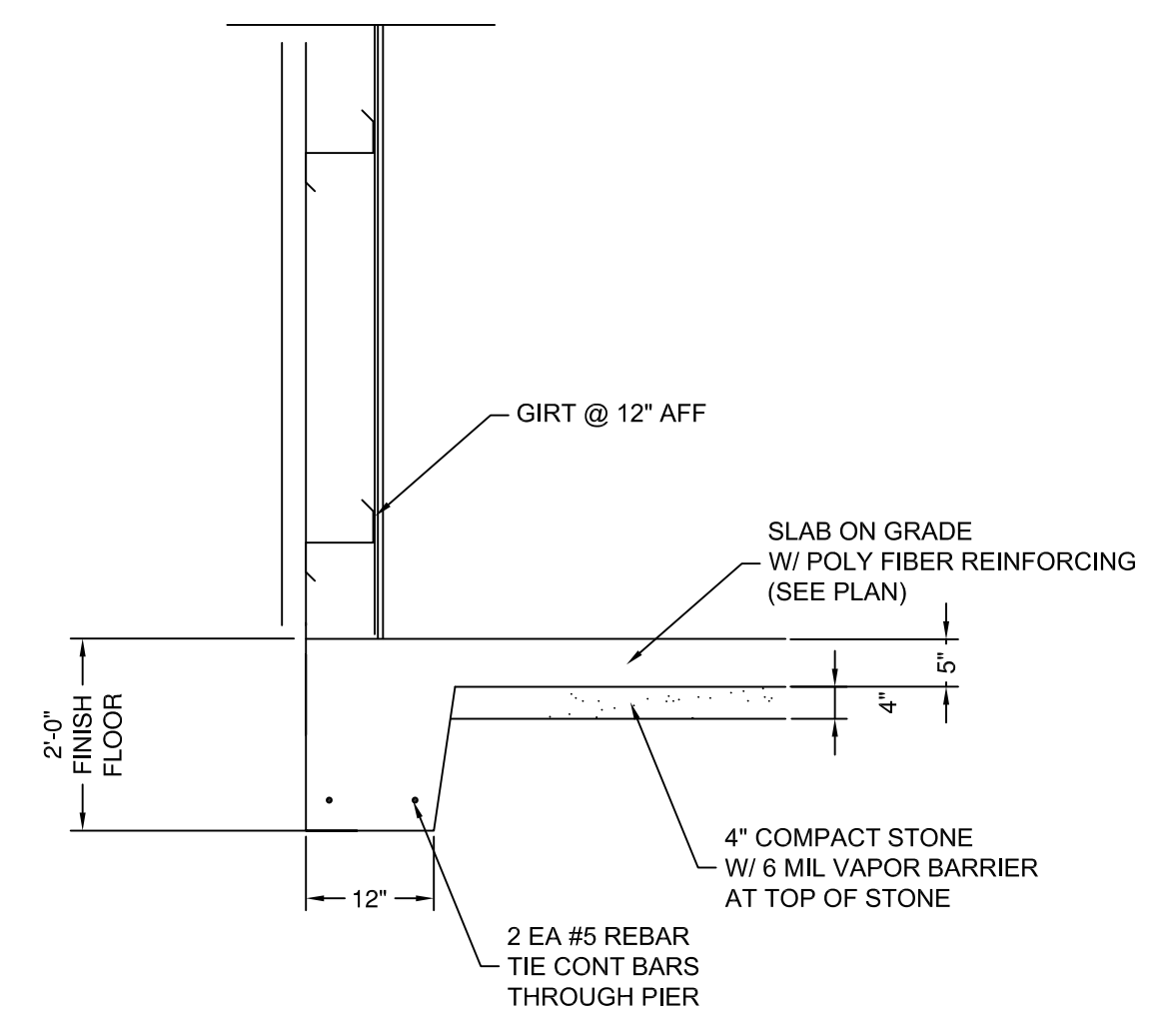
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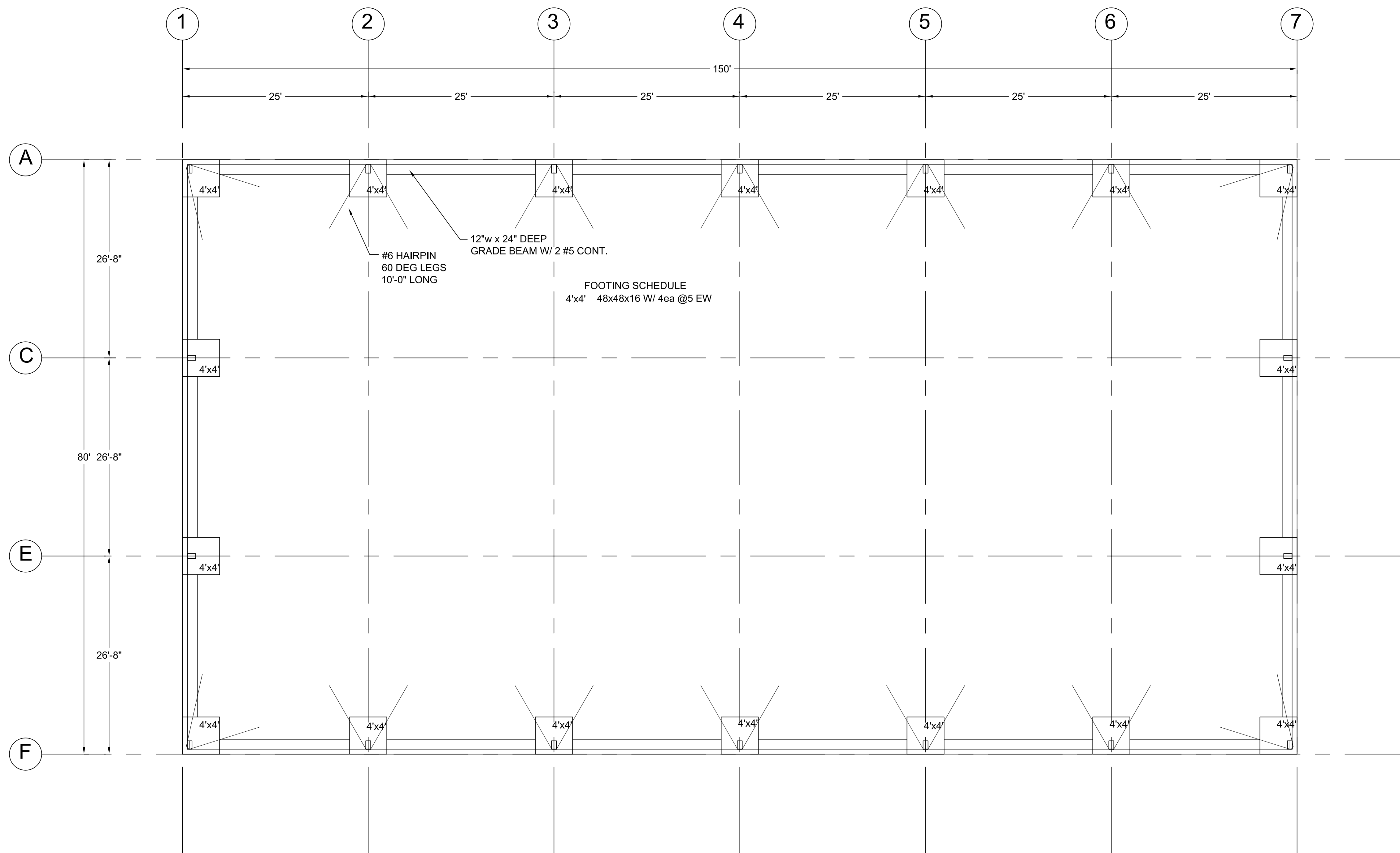
1
S3 TYPE GRADE BEAM
 SCALE 1/2"=1'



2
S3 TYP GRADE BEAM
 SCALE 1/2"=1'



3
S2 PIER
 SCALE 1/2"=1'



1 FOUNDATION PLAN
S1 SCALE 1/8"=1'



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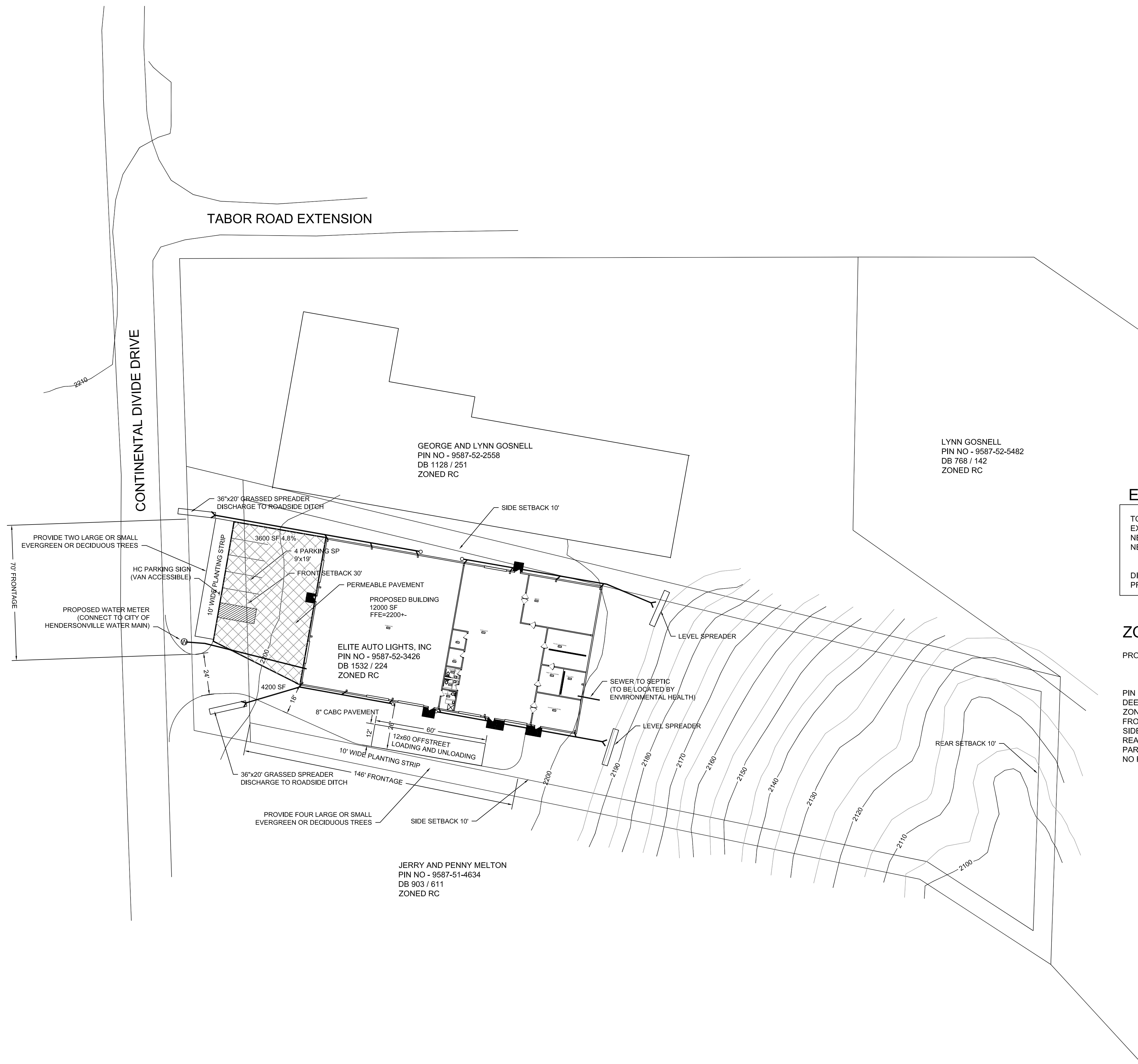
PHONE 828-692-7238
FAX 828-696-9978

COOPER
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761 S ALLEN ROAD
FLAT ROCK, NC 28731
PO BOX 806 HENDERSONVILLE, NC 28793



NEW BUILDING
ELITE AUTO LITES
100 TABOR RD EXT
EAST FLAT ROCK, NC 28731

DRAWN : TRW	APPROVED BY OWNER
DATE: NOV 19-2-13	
SCALE: AS NOTED	
JOB NO:	
PLOT DATE: NOV 19-2-13	
SHEET: FOUNDATIONS	
S1	OF SHEETS



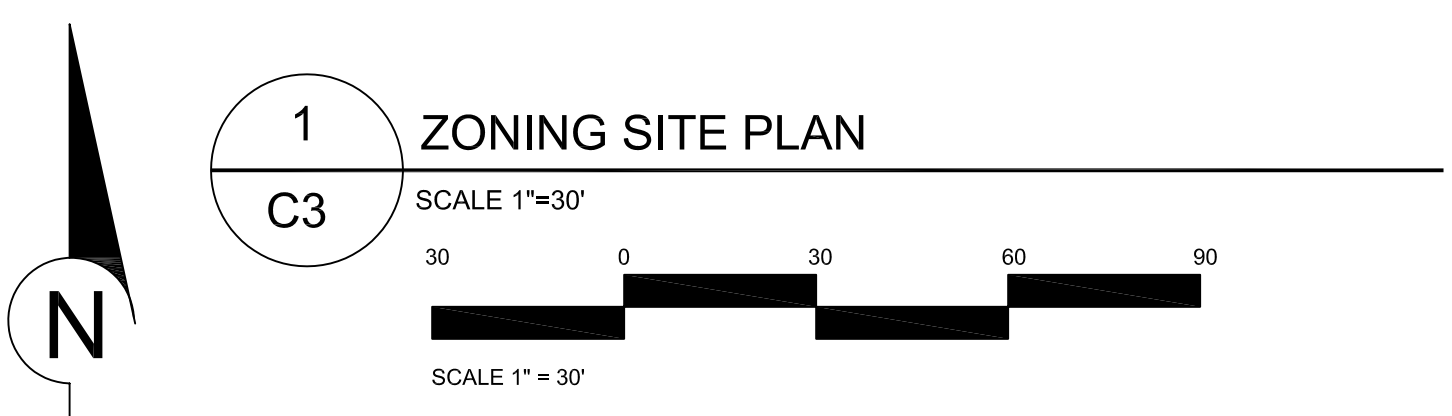
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 IMPERMEABLE PAVEMENT AREA = 4200 SF (6.9%)
 DISTURBED AREA 28500 SF +- (38.48%)
 PROPOSED IMPERVIOUS AREA = 20500 SF +- (23.1%)

ZONING NOTES:

PROPERTY OWNER: ELITE AUTO LITES, DUSTIN GOSNELL
 100 TABOR ROAD EXTENSION
 828-
 PIN NO: 9587-52-3426
 DEED BOOK/PAGE NO 1535 / 224
 ZONING DISTRICT RC
 FRONT SETBACK 30'
 SIDE SETBACK 10'
 REAR SETBACK 10'
 PARKING REQMT 1 SP/4000SF = 3 SP REQD + 1 HC SPACE (VAN ACCESSIBLE)
 NO FLOOD HAZARD AREAS LOCATED ON THIS PROPERTY

LYNN GOSNELL
 PIN NO - 9587-52-5482
 DB 768 / 142
 ZONED RC



1 ZONING SITE PLAN
C3 SCALE 1" = 30'



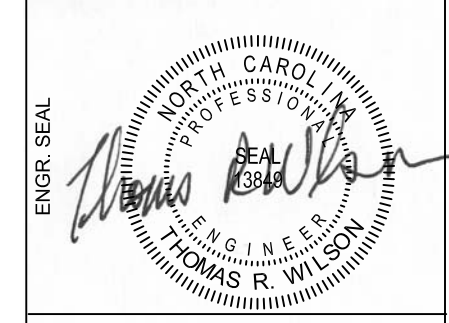
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NEW BUILDING
ELITE AUTO LITES
100 TABOR RD EXT
EAST FLAT ROCK, NC 28731

DRAWN : TRW APPROVED BY OWNER

DATE:

SCALE: AS NOTED

JOB NO:

PLOT DATE: OCTOBER 22, 2013 SHEET:

PLAN
C3

OF SHEETS

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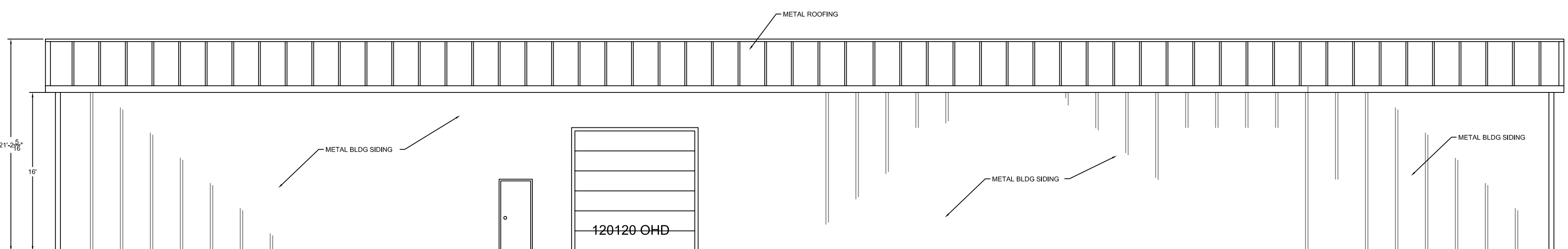
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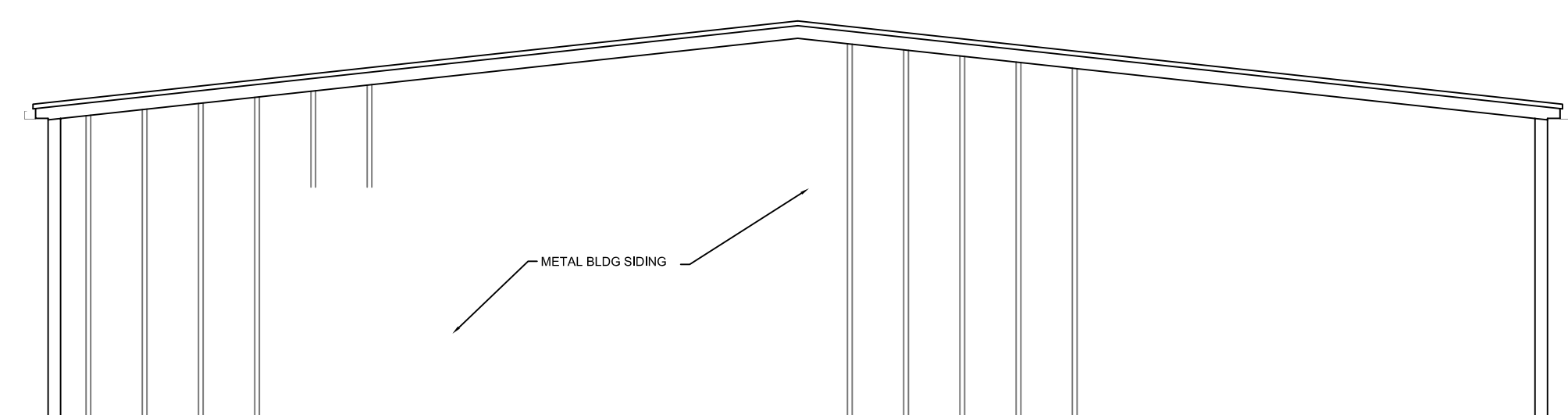
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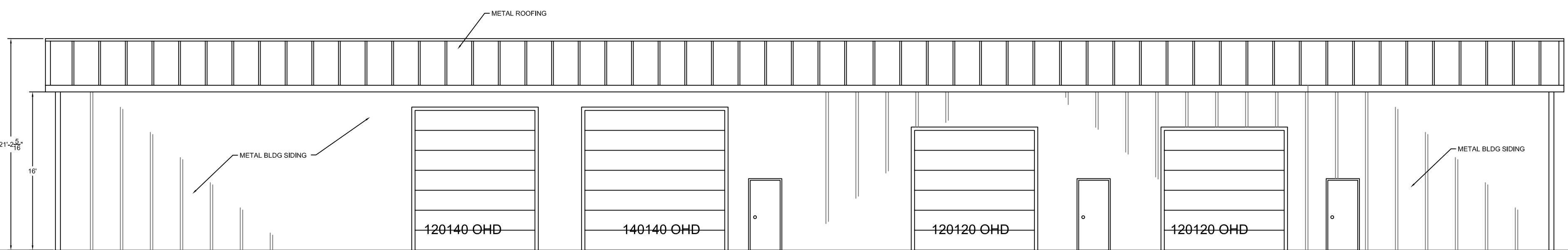
ELEVATIONS
B4
 OF SHEETS



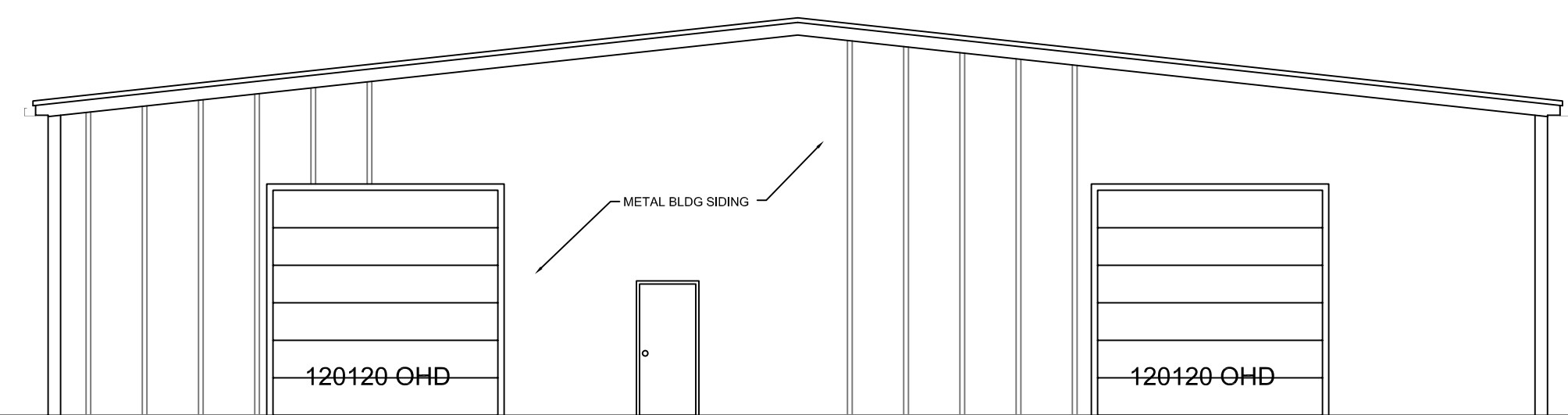
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



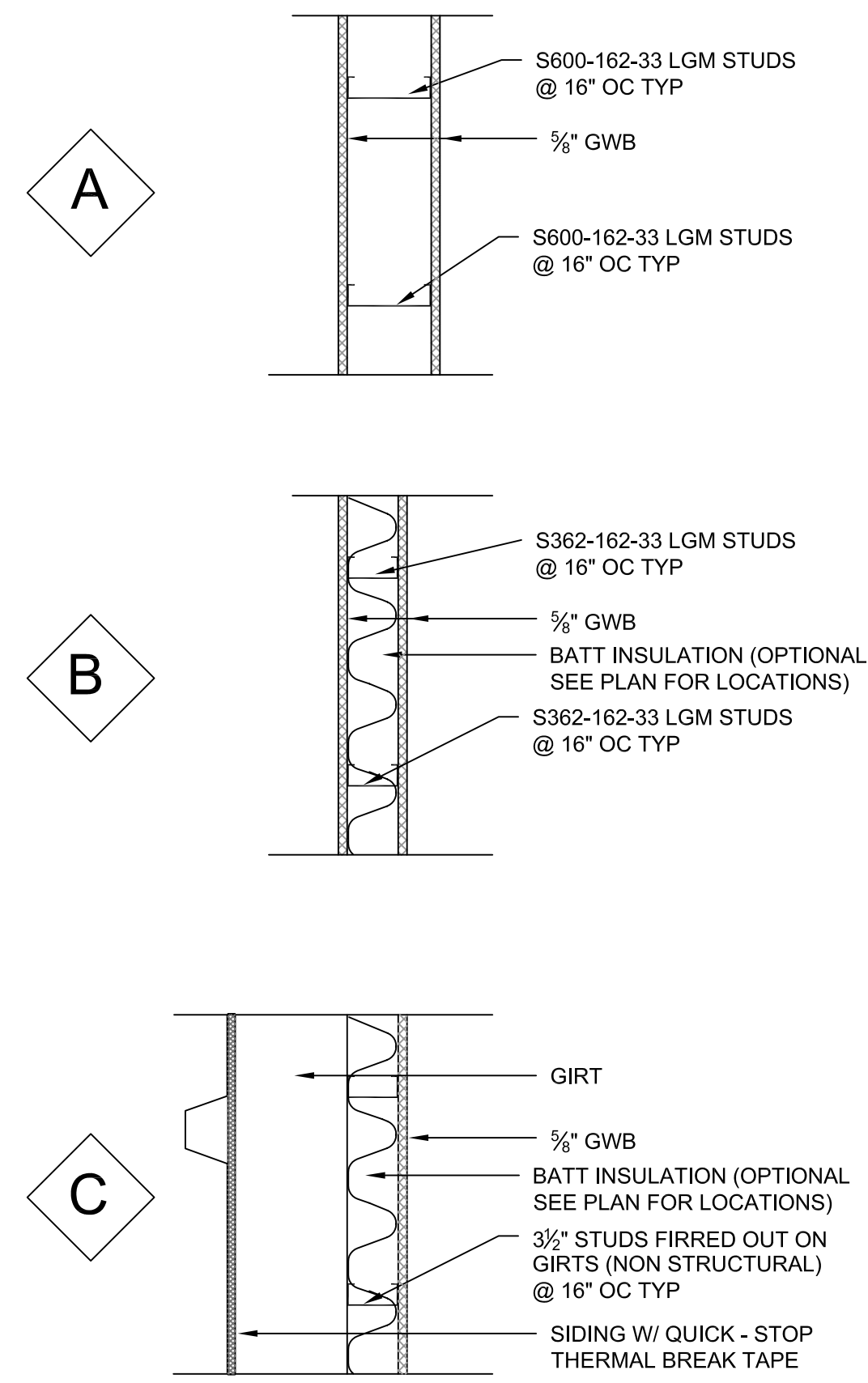
WEST ELEVATION

1 ELEVATIONS
B4 SCALE 1/8"=1'

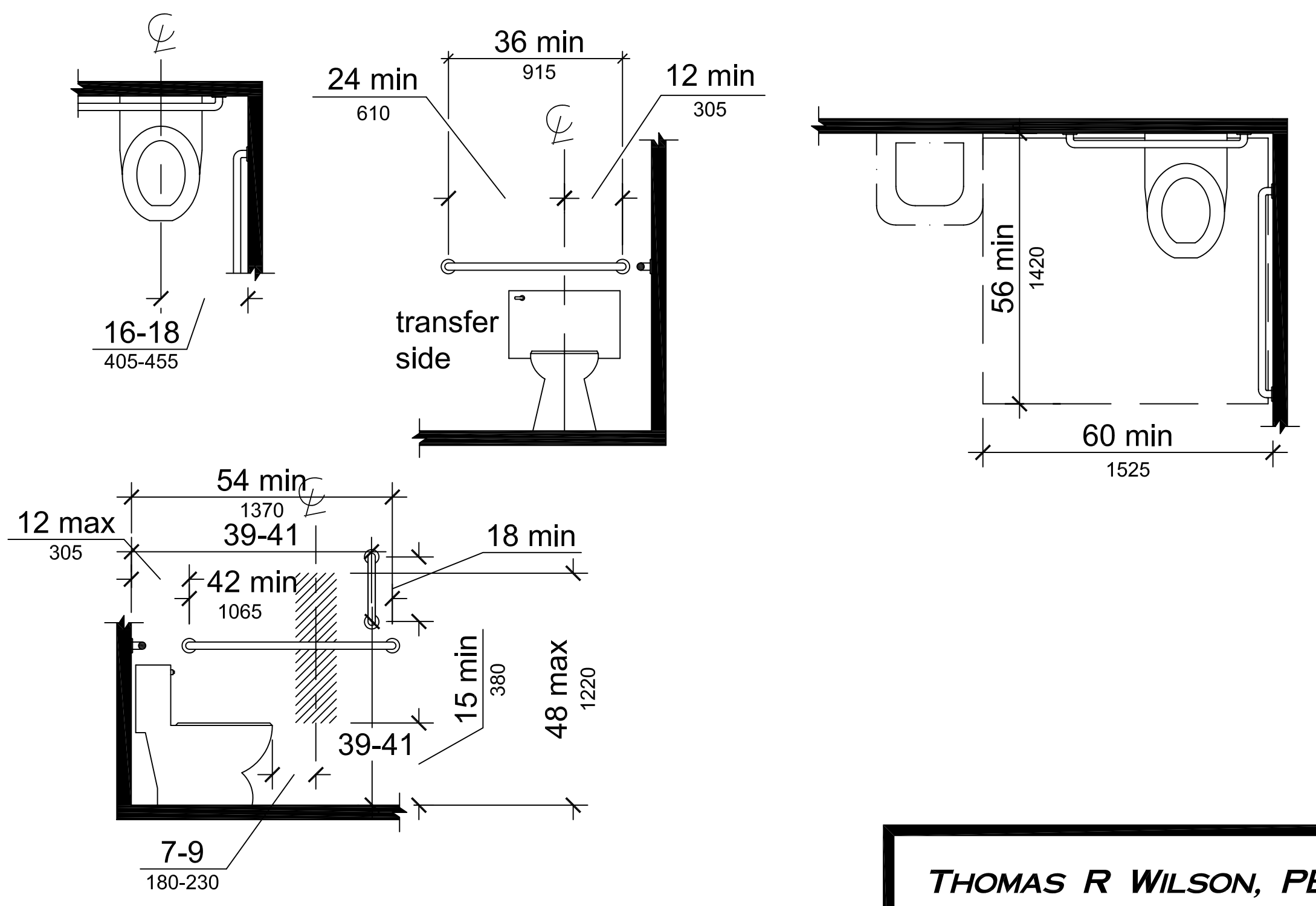
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1 TYP PARTITION TYPES
B3 NO SCALE



2 TYP ACCESSIBLE FIXTURES
B3 NO SCALE

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B3
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